

CASE NUMBER: 16HP0130
APPLICANT: Centralia Station, LLC



**STAFF'S ANALYSIS
AND
RECOMMENDATION**

Board of Supervisors (BOS)

Public Hearing Date:

APRIL 27, 2016

BOS Time Remaining:

365 DAYS

Applicant's Contact:

KERRY HUTCHERSON (AGENT)
(804-748-3600)

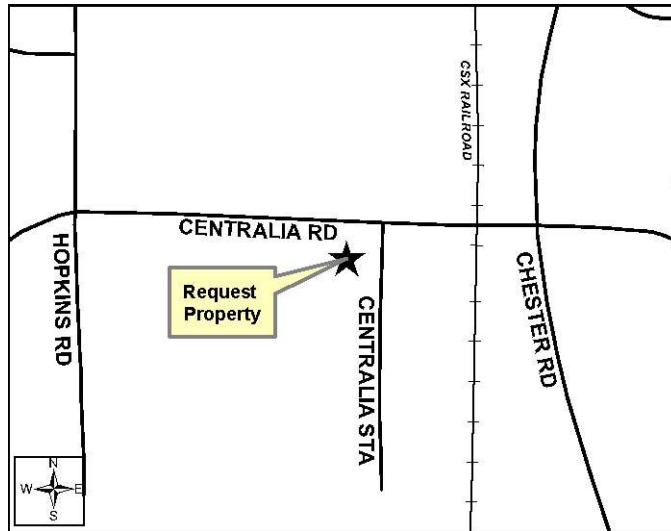
Planning Department Case Manager:

HEATHER BARRAR
(804-748-1778)

CHESTERFIELD COUNTY, VIRGINIA

Magisterial District: **BERMUDA**

4515 Centralia Road



APPLICANT'S REQUEST

Removal of the landmark designation from the parcel, but retain the designation for the structure known as the Clarke House.

Note:

A condition, photo of the Clarke House, and the previous staff report for the historic landmark designation are located in Attachments 1, 2 and 3.

RECOMMENDATION

PLANNING
COMMISSION &
PRESERVATION
COMMITTEE
(3/15/2016)

RECOMMEND APPROVAL

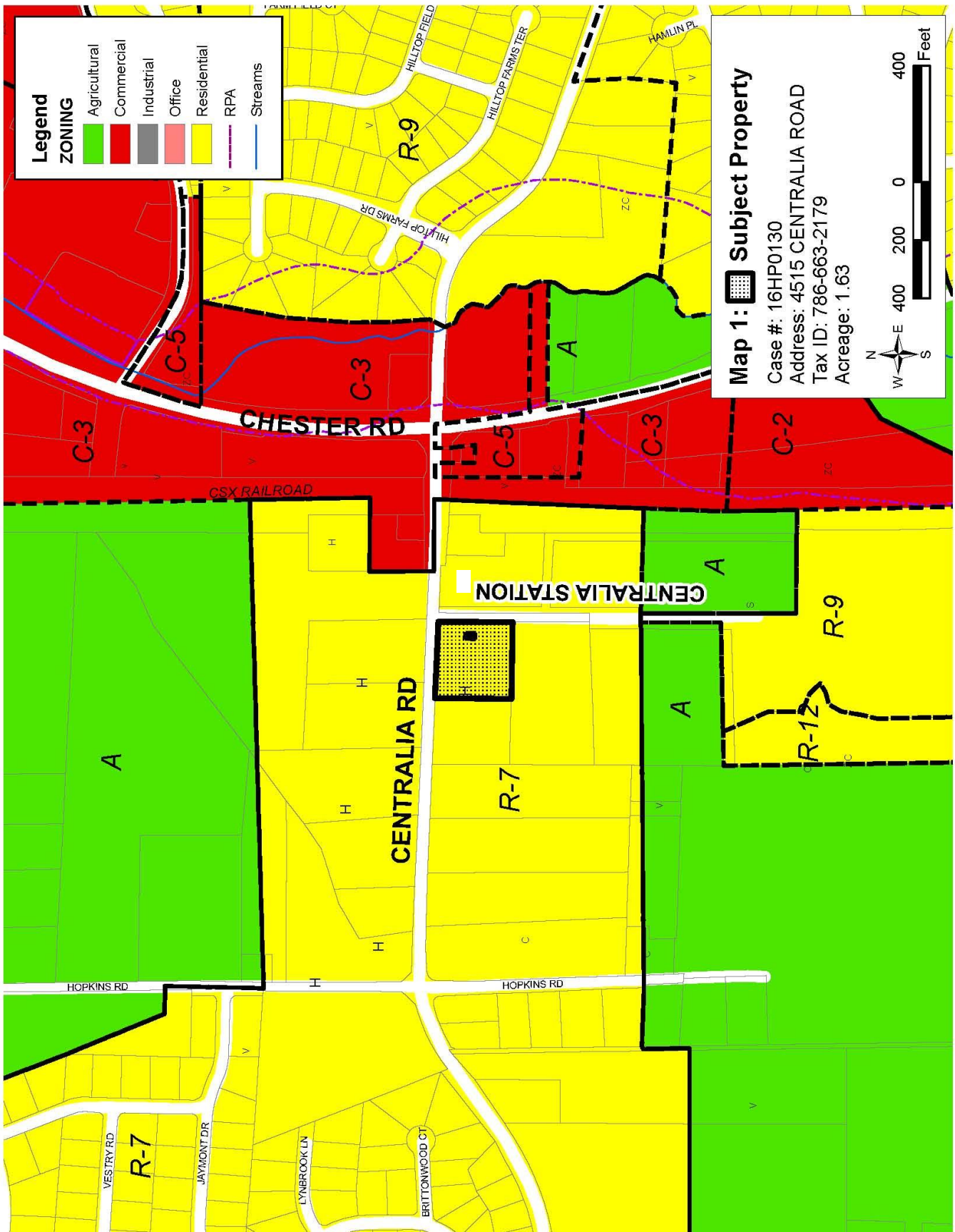
- Condition added (attachment 1)

STAFF

RECOMMEND APPROVAL

- Presence of special historical interest related to local, state and national history
- Presence of one or more periods or styles of architecture typical of one or more eras in the history of the County
- Designation will not cause significant adverse effect on future development
- In keeping with recent trend to designate structures and not land when the land does not have direct historic significance

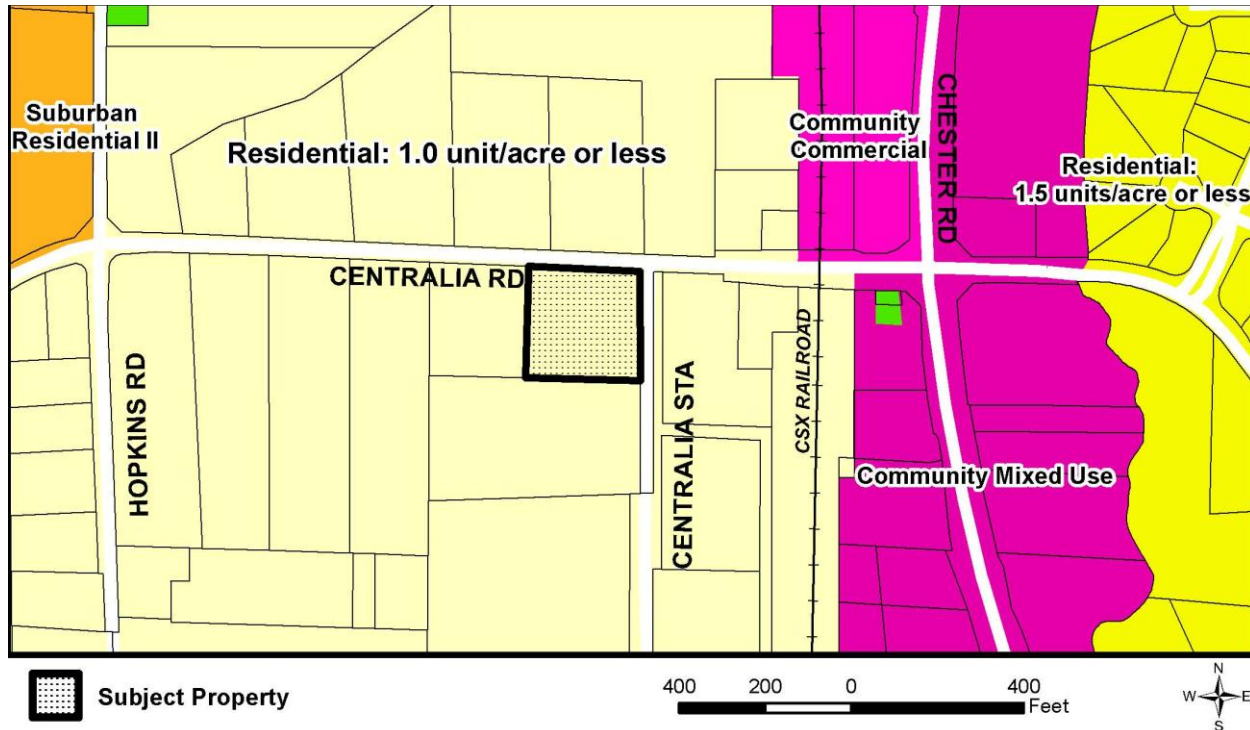
SUMMARY OF IDENTIFIED ISSUES	
Department	Issue
PLANNING	-



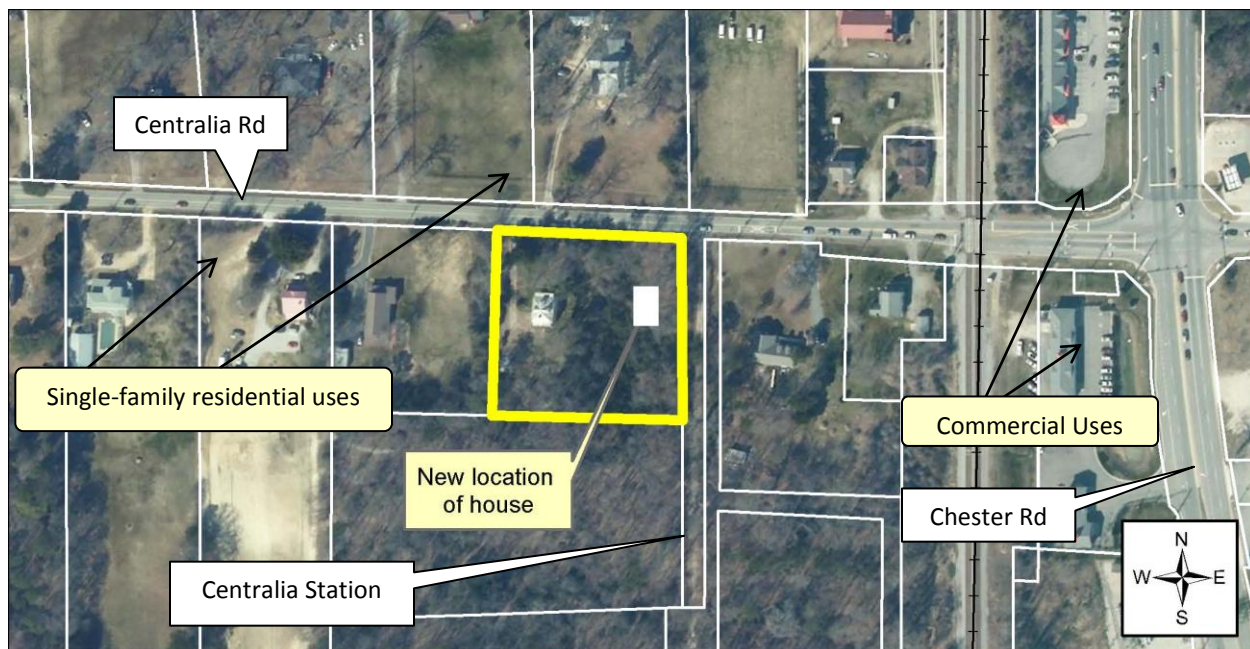
Map 2: Comprehensive Plan (Chester Plan)

Classification: **RESIDENTIAL**

The designation suggests the property is appropriate for 1.0 dwelling per acre or less.



Map 3: Surrounding Land Uses & Development



PLANNING

Staff Contact: Heather Barrar (804-748-1778) barrarh@chesterfield.gov

CASE HISTORY

Case Number	BOS Action	Case Detail
88HP0009	Approved (07/27/1988)	<ul style="list-style-type: none">Landmark designation approved for Tax Map 97-5 (1) Part of Parcel 24 (Sheet 32) based on the following findings and condition:<ul style="list-style-type: none">Findings<ul style="list-style-type: none">This is a distinguished building of high architectural quality and historic interest; andThis designation will cause no significant adverse effect on the future development of the CountyCondition<ul style="list-style-type: none">This designation shall not present an obstacle to the relocation of Hopkins and Centralia Roads <p><i>Attachment 2</i></p>

HISTORICAL BACKGROUND

The Clarke House (Attachment 3) was built around 1912 and is a two-story, frame house with center right front door, asymmetrical dormer; two-story, columned porch and tin roof. This home is an excellent example of a middle class home in the suburbs of the early 20th century.

This home is one of 12 residences in the early suburb known as Centralia, fronting on Centralia Road, between Hopkins and Chester Roads. Centralia was one of the earliest suburban developments south of Richmond. It served as a railroad stop and transportation hub to the Chesterfield County Courthouse.

COMPREHESIVE PLAN

The Comprehensive Plan speaks to the importance of preserving historic and cultural resources. Specifically, the following guidelines and recommendations support this designation:

- Historic Designations: Encourage voluntary local, state and national historic landmark and district designations through incentive programs. Consider designation of only that area necessary to accomplish preservation thereby affording the option for future use of the remaining area. (Chapter 8: Historical and Cultural Resources)
- Encourage the preservation of identified historic structures in the Chester area (Chester Plan)

AREA DEVELOPMENT TRENDS

The area along Centralia Road is characterized by residential uses on large, non-subdivided parcels, many of which contain historic designation. Nearby historically designated properties include the historic First Baptist Church of Centralia, Chalkley Residence, Circle Oaks, Grymes House, and the Ragland House. Churches and subdivision residential uses are also found in the area.

HISTORIC LANDMARK DESIGNATION FINDINGS

The proposed change to the historic landmark designation is representative of, and compatible with, existing and anticipated area development, and is supported by the countywide Comprehensive Plan, to protect and preserve historic and cultural resources. The Comprehensive Plan also suggests that only that area necessary to accomplish preservation be designated. The Clarke House was moved 175' east from its original location on December 4, 2015. This action was approved by the Preservation Committee due to consistent flooding of the basement from underground water sources. The Clarke House remains in the historic Centralia neighborhood which is an important example of early suburban development and is adjacent to, or near, six other designated structures. The proposed designation will not have an adverse effect on the County's future development. Staff recommends that new historic designations be placed on structures only unless the land itself has specific historic value (such as a battlefield, formally designed garden or known archaeological artifacts). In conclusion, based on the findings that:

1) the Clarke House has moved from its original site, but remains in Centralia and 2) placing a designation on a structure only and not the entire parcel is in line with current practices, staff recommends approval of the change to the designation.

CASE HISTORY	
Applicant Submittal	
12/22/15	Application submitted
Preservation Committee Meeting	
2/9/16	Issues Discussed <ul style="list-style-type: none"> The Preservation Committee, the applicant and staff attended this meeting at the Community Development Building No opposition to the change in historic landmark designation was expressed at the meeting
Joint Preservation Committee & Planning Commission Meeting	
3/15/16	Citizen Comments <ul style="list-style-type: none"> No citizens spoke to this case Committee Discussion <ul style="list-style-type: none"> The committee noted their support of this case Recommendation – APPROVAL SUBJECT TO THE CONDITON IN ATTACHMENT 1 Motion: Daniels Second: Walker AYES: Howe, Daniels, Dutton and Walker Commission Discussion <ul style="list-style-type: none"> Integrity of home may be better protected with some land designated in addition to the structure Recommendation – APPROVAL SUBJECT TO THE CONDITION IN ATTACHMENT 1 Motion: Sloan Second: Jones AYES: Wallin, Sloan, Freye, Jackson and Jones
The Board of Supervisors on Wednesday, April 27, 2016, beginning at 6:30 p.m., will consider this request.	

CONDITION

Note:

“PC/CPC” – Recommended by both Preservation Committee and Planning Commission

(PC/CPC) With the approval of this case, the following condition shall apply:

The designation shall extend a distance of twenty (20) feet from the house on each side of the house

88HP0009 Staff Report and Minutes

June-21, -1988-EPC&PE
July 27, 1988 BS

REQUEST ANALYSIS
AND
RECOMMENDATION

88HP0009

Clark Residence

Bermuda Magisterial District

This property is located at 4515 Centralia Road; fronting the south line of Centralia Road and the west line of Centralia Station.

BACKGROUND: built in 1912.

This is a two-story, frame house with center right front door, asymmetrical dormer; two-story, columned porch, and tin roof. This home is an excellent example of middle class homes in the suburbs in the early 20th Century.

This home is one of twelve (12) residences in the early suburb known as Centralia, fronting on Centralia Road, between Hopkins and Chester Roads. Centralia was one of the earliest suburban settlements south of Richmond. It served as a railroad stop and transportation hub to the Chesterfield County Courthouse.

RECOMMENDATION

Planning staff recommends approval of landmark designation for Clark Estate based on the following findings:

1. This is a distinguished building of high architectural quality and historic interest; and
2. This designation will cause no significant adverse effect on the future development of the County.

The designated property shall be as follows:

Tax Map 97-5 (1) Part of Parcel 24 (Sheet 32).

CASE HISTORY

Preservation Committee and Planning Commission Joint Meeting
(6/21/88):

There was no opposition present.

On motion of Mr. Z. Davis, seconded by Mrs. Reid, the Preservation Committee resolved to recommend approval of historic landmark designation for Clark Residence based on the following findings and condition:

1. This is a distinguished building of high architectural quality and historic interest; and
2. This designation will cause no significant adverse effect on the future development of the County.

CONDITION

This designation shall not present an obstacle to the relocation of Hopkins and Centralia Roads.

AYES: Mrs. Howe, Mrs. Reid, and Messrs. Z. Davis, Daniels, and Walker.

ABSENT: Mr. Morris.

ABSTAIN: Mr. H. Davis.

On motion of Mr. Perkins, seconded by Mr. Warren, the Planning Commission resolved to recommend historic landmark designation for Clark Residence based on the following findings and condition:

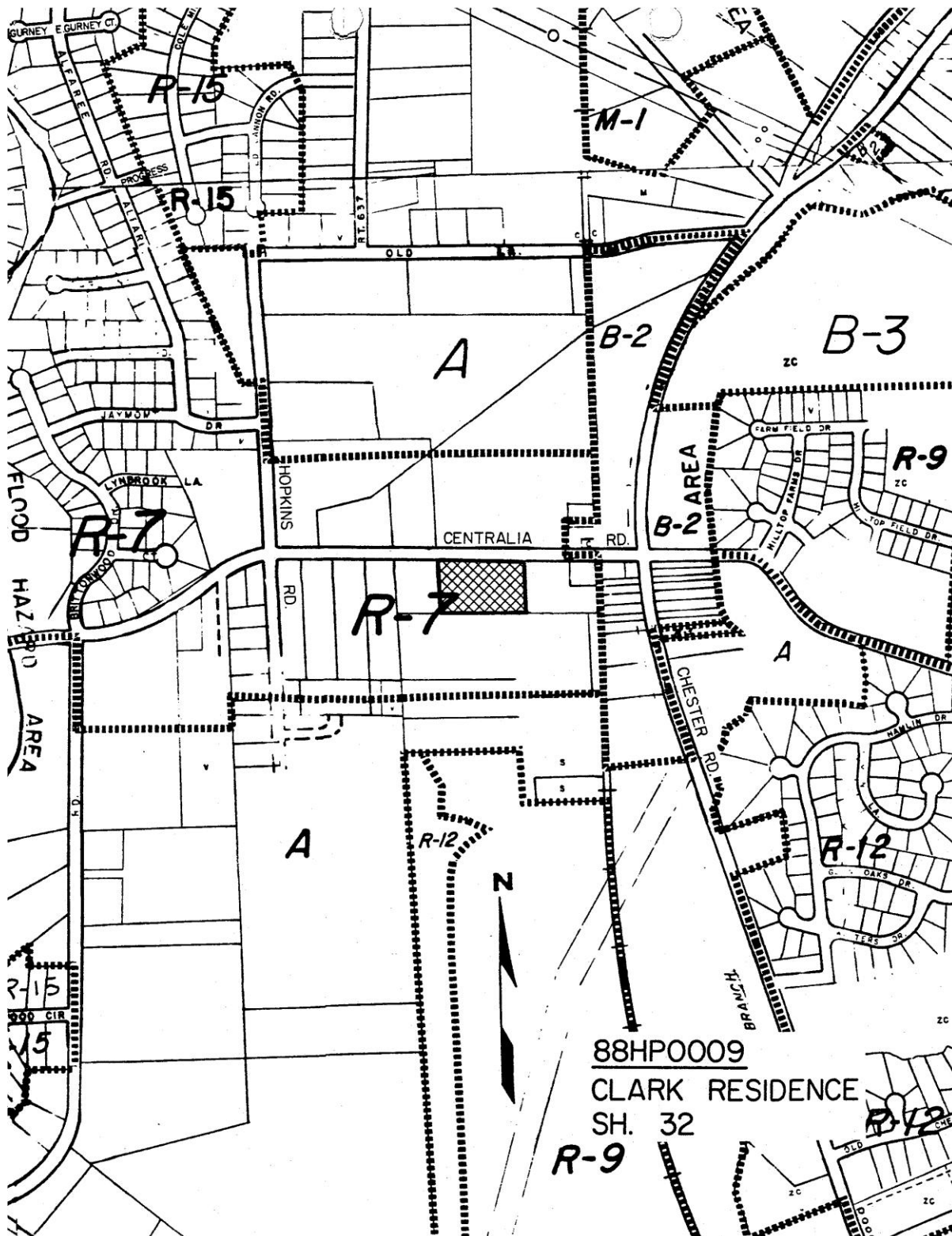
1. This is a distinguished building of high architectural quality and historic interest; and
2. This designation will cause no significant adverse effect on the future development of the County.

CONDITION

This designation shall not present an obstacle to the relocation of Hopkins and Centralia Roads.

AYES: Messrs. Miller, Belcher, Kelly, Warren, and Perkins.

The Board of Supervisors on Wednesday, June 27, 1988, beginning at 2:00 p.m., will take under consideration this request.



CONDITION

This designation shall not apply to any property required for the planned relocation of Hopkins Road or the planned widening of Centralia Road.

Vote: Unanimous

88HP0009

Landmark designation for CLARK RESIDENCE. Located in Bermuda Magisterial District on property fronting the south line of Centralia Road and the west line of Centralia Station, and better known as 4515 Centralia Road. Tax Map 97-5 (1) Parcel 24 (Sheet 32).

Mr. Jacobson stated the Planning Commission and Preservation Committee recommended approval of Landmark Designation for Clark Residence, based on the following findings and a single recommended condition:

1. This is a distinguished building of high architectural quality and historic interest; and
2. This designation will cause no significant adverse effect on the future development of the County.

No one came forward to represent the request. There was no opposition present.

On motion of Mr. Daniel, seconded by Mr. Mayes, the Board approved historic landmark designation for the Clark Residence, described as follows and subject to the following condition:

Clark Residence - Located in the Bermuda Magisterial District on property fronting the south line of Centralia Road and west line of Centralia Station, and better known as 4515 Centralia Road, Tax Map 97-5 (1), Parcel 24 (Sheet 32).

CONDITION

This designation shall not apply to any property required for the planned relocation of Hopkins Road or the planned widening of Centralia Road.

Vote: Unanimous

88HP0011

Landmark designation for CIRCLE OAKS. Located in Dale Magisterial District on property fronting the north line of Centralia Road at Centralia Station, and better known as 4510 Centralia Road. Tax Map 97-6 (1) Parcel 8 (Sheet 32).

Mr. Jacobson stated the Planning Commission and Preservation Committee recommended approval of Landmark Designation for Circle Oaks, based on the following findings and a single recommended condition:

1. This is a distinguished building of high architectural quality and historic interest; and
2. This designation will cause no significant adverse effect on the future development of the County.

No one came forward to represent the request. There was no opposition present.

On motion of Mr. Daniel, seconded by Mr. Mayes, the Board approved historic landmark designation for Circle Oaks,

CLARKE HOUSE

